

Villa Patrice

Region: Peloponnese **Sleeps:** 10

Overview

Villa Patrice, a property bequeathed in 1996 by Sir Patrick and Joan Leigh Fermor to the Benaki Museum, is located in Kardamyli, southeast Peloponnese. Their intention was for the villa to serve as a space for intellectuals and scholars seeking an inspiring environment for work or study. Additionally, they granted the museum the right to rent the property for three months annually to cover expenses and facilitate its utilization for these purposes. The museum oversees the preservation of the villa and its contents while providing public access.

Spanning two levels, Villa Patrice includes a serene living room, a fully equipped kitchen, two-bedroom suites, and an additional cloakroom on the upper level. The ground floor encompasses another suite, a storage room, and a semi-open area, all interconnected by sheltered walkways, gardens, and courtyards. Each suite offers bedrooms, immaculate ensuite bathrooms, and study spaces.

The writer's studio, a charming stone structure with a pergola, features a spacious living area with a desk space, a delightful bedroom, and a bathroom. Similarly, the stone guest house comprises a sitting area with study space, a bedroom, and a modern bathroom. With a total of five suites, Villa Patrice accommodates multi-generational families or groups of friends. The property maintains its original aesthetic with doors, windows, and shutters replaced to exact specifications, all painted in a consistent grey-blue colour.

The meticulously landscaped gardens showcase rosemary, laurels, and lavenders, with an olive grove and composting area at the lower level. Additionally, amenities include a swimming pool, private beach access, and a parking area, providing a serene retreat.

Facilities

Villa • Wi-Fi/Internet • Air-Con • Seaview • Walk to Beach • TV • Boat Trips • Sailing • Historical Sites • Chef/Cook Available • Special Offer • Has Discount • Wow Factor • Private Pool • Beach Nearby • Maid Service Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

The Villa

Main House:

- Living room
- Fully equipped kitchen
- 2x Suites with double bedrooms, study area & ensuites
- Bedroom suite with ensuite
- Storage room

Studio:

- Sitting/study area
- Double bedroom
- Bathroom

Outhouse:

- Sitting/study area
- Double bedroom
- Bathroom

Exterior:

- Swimming pool
- Private access to beach
- Parking
- Gardens
- Outdoor dining



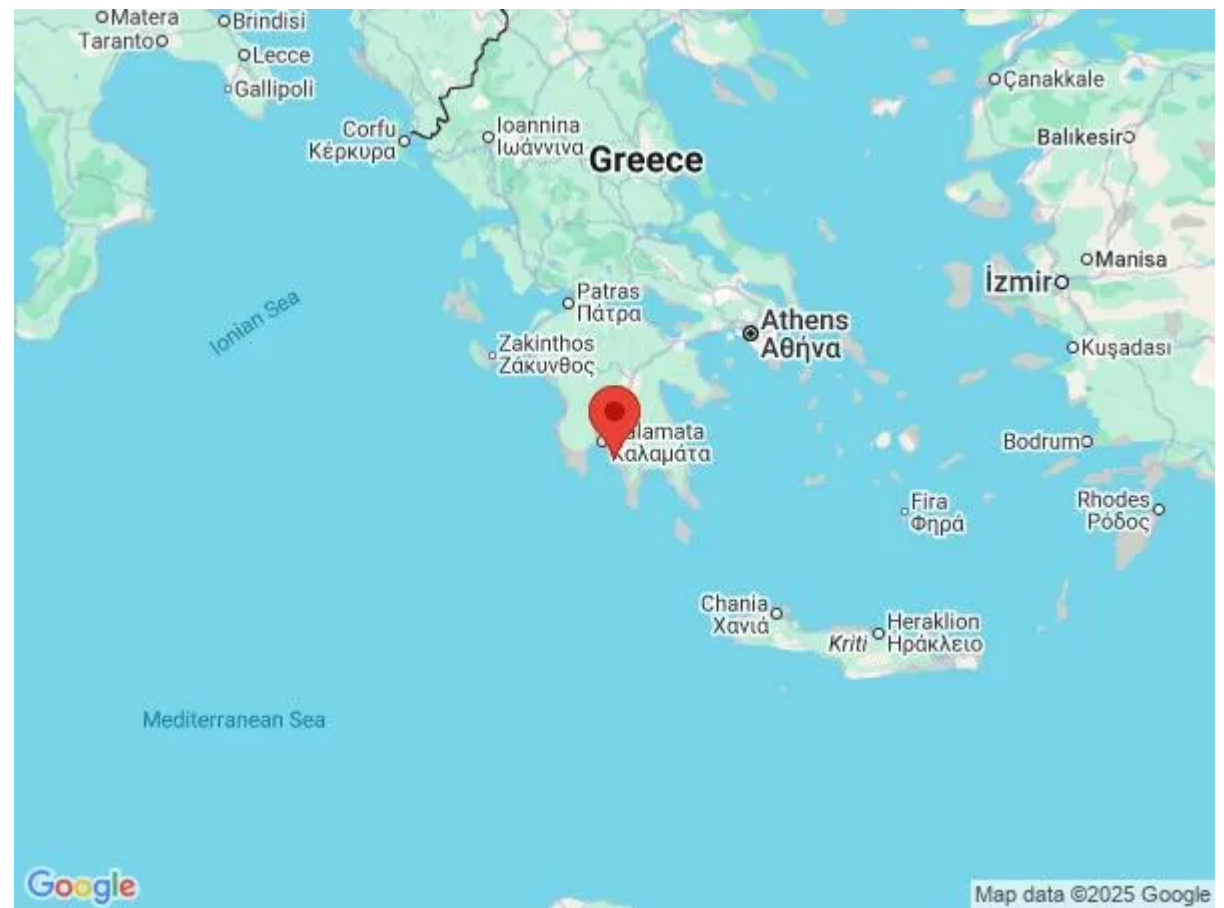
Location & Local Information

Nestled on the southern coast of the Peloponnese Peninsula in Greece, Kardamyli is a charming and picturesque village that embodies the essence of Greek beauty, culture and history. With its stunning beaches, rich heritage, excellent location for visiting wonderful Greek villages and towns and an array of activities, Kardamyli is a must-visit destination for those seeking an authentic Greek experience.

Kardamyli boasts an array of breathtaking beaches. Ritsa Beach, a popular choice, offers a mix of sand and pebbles, clear turquoise waters and a gorgeous backdrop of lush olive groves and the towering, dramatic Taygetos Mountains. You can spend your days basking in the Mediterranean sun, swimming and taking in the beautiful scenery. For a quieter escape, Delfinia Beach is a serene cove surrounded by natural beauty, providing an ideal spot for relaxation and tranquillity. A short drive away is the enchanting Foneas Beach, a hidden gem with crystal-clear waters and rugged cliffs, perfect for those who enjoy snorkelling and diving.

Beyond sunbathing and swimming, Kardamyli offers an array of activities to make the most of your stay. Hiking enthusiasts will appreciate the Taygetos Mountains, offering a variety of trails that showcase the region's natural beauty. The Viros Gorge, a scenic canyon, is a popular choice for trekkers. The Mani's caves, including the spectacular Diros Caves, are marvellous. You can take a boat tour through a subterranean world of stalactites and stalagmites. Watersports, including kayaking and paddleboarding, are also available for those who wish to explore the coastline from a different perspective.

Kardamyli is a Greek paradise that encapsulates the quintessential Mediterranean experience. With its pristine beaches, gorgeous neighbouring towns and villages, historical landmarks and a wonderful array of activities, it is the perfect destination for those seeking a harmonious blend of relaxation, culture and adventure. Whether you are drawn to the serene beaches, captivated by the



history or enticed by the local cuisine, Kardamyli invites you to experience Greece at its most enchanting.

Local Amenities

Nearest Airport	Kalamata International Airport (48.9 km)
Nearest Village	Kardamyli (2 km)
Nearest Beach	Paralia Kalamitsiou (220 m)
Sightseeing	Mourtzinis Tower (2.7 km)

What we love

- Villa Patrice enjoys a fascinating past having been bequeathed by Sir Patrick and Joan Leigh Fermor to the Benaki Museum, in Kardamyli
- The villa is beautifully presented. It has been very carefully renovated and original features and copies of original shutters, doors and other woodwork
- This area of the Peloponnese is gorgeous, with beautiful scenery, a fabulous coastline, mesmerising beaches and a wonderful array of villages, tavernas, harbours and shops

What you should know...

- There are three suites in the main house and two independent suites in the guest house and writer's studio. You therefore need to think about which rooms are suitable for guests. Little ones should be in the main house
- The villa comes with gorgeous gardens and a pool

Terms & Conditions

- **Security deposit:** €800 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15.00
- **Departure time:** 11.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price. Changed every 3 days
- **Pets welcome?:** Pets are allowed upon request. A service fee of €25 per stay per pet will be applied. Two pets allowed per stay. Service includes Deep and allergic cleaning upon check out, Pet mattress, Food and Water Dish Bowl. Pets up to 10kg are accepted. Vaccination certificate of the pet is required upon check in.
- **Other Ts and Cs:** Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted
- **Other 2:** Private chef to prepare Lunch and Dinner upon request. Cost of meals (lunch and/or dinner) are not included on the rates.
- **Other 3:** Additional charges (50% of the daily rate) apply to early check in / late check out
- **Minimum stay:** 4 nights

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €15 per night per unit

November-February €4 per night per unit